

OFFERING MEMORANDUM



ADVANCE AUTO PARTS - HUB STORE
CORPUS CHRISTI, TEXAS



SCHUCHERT
RETAIL GROUP

S SCHUCHERT RETAIL GROUP

EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$2,322,695



LOCATION
**3780 LEOPARD STREET
CORPUS CHRISTI, TX 78408**



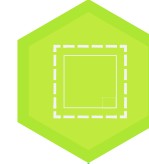
CAP RATE
5.75%



ANNUAL RENT
\$133,554.96



BUILDING SIZE
9,600 SQ. FT.



LAND AREA
1.14 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NNN



TERM REMAINING
11 YEARS



LEASE EXPIRATION
06/30/2031



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
**10% AT OPTION 1
8% AT OPTIONS 2 & 3**



PARKING
42 SPACES



YEAR BUILT
2016



APN
20067184



TRAFFIC COUNTS
9,589 VPD

INVESTMENT HIGHLIGHTS

ADVANCE AUTO PARTS CORPORATE LEASE:

- 11 Years Remaining in the initial 15 Year Lease Term
- Three (3) - Five (5) Year Options
- 10% Increase at Option 1, 8% Increases at Options 2 & 3
- High Quality Construction - Steel Framed with Concrete Block

RARE HUB STORE LOCATION:

- 9,600 SF - 37% Larger Footprint than Typical Advance Auto Store (7,000 SF)
- Subject Property Serves as a Hub Store for Other Advance Auto Locations
- Hub Stores Carry Larger Inventory with a Wider Variety, Featuring an Additional 15,000 Stock Keeping Units Not Offered in Other Stores
- Integral Part of the Supply Chain as Hub Stores Distribute and Stock Inventory for Other Locations

NNN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Tenant is Responsible for Roof, Parking Lot, and HVAC
- Landlord Responsibilities Limited to Slab & Structure
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

CORPUS CHRISTI, TEXAS:

- The 8th Largest City in the State of Texas
- The County Seat of Nueces County
- Home to the Port of Corpus Christi - 3rd Largest Port in the United States in Total Tonnage
- The Sixth Most Popular Tourist Destination in Texas - an Estimated 8 Million + Visitors Each Year

PROXIMITY TO OTHER MAJOR CITIES:

- San Antonio, Texas | 143 Miles - 2 Hour: 1 Minute Drive
- Austin, Texas | 217 Miles - 3 Hour: 20 Minute Drive
- Houston, Texas | 211 Miles - 3 Hour: 16 Minute Drive

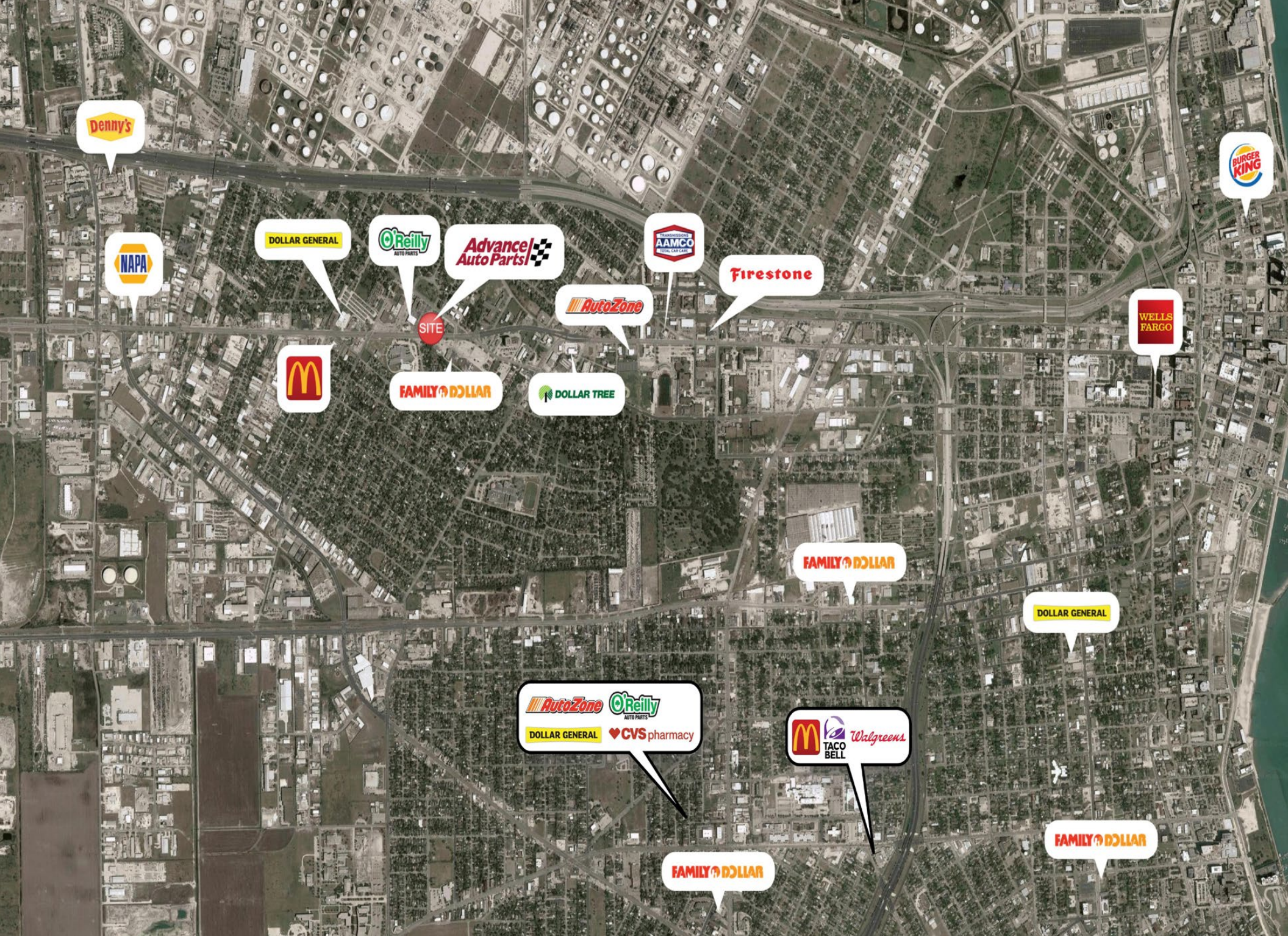
TRADE AREA DEMOGRAPHICS:

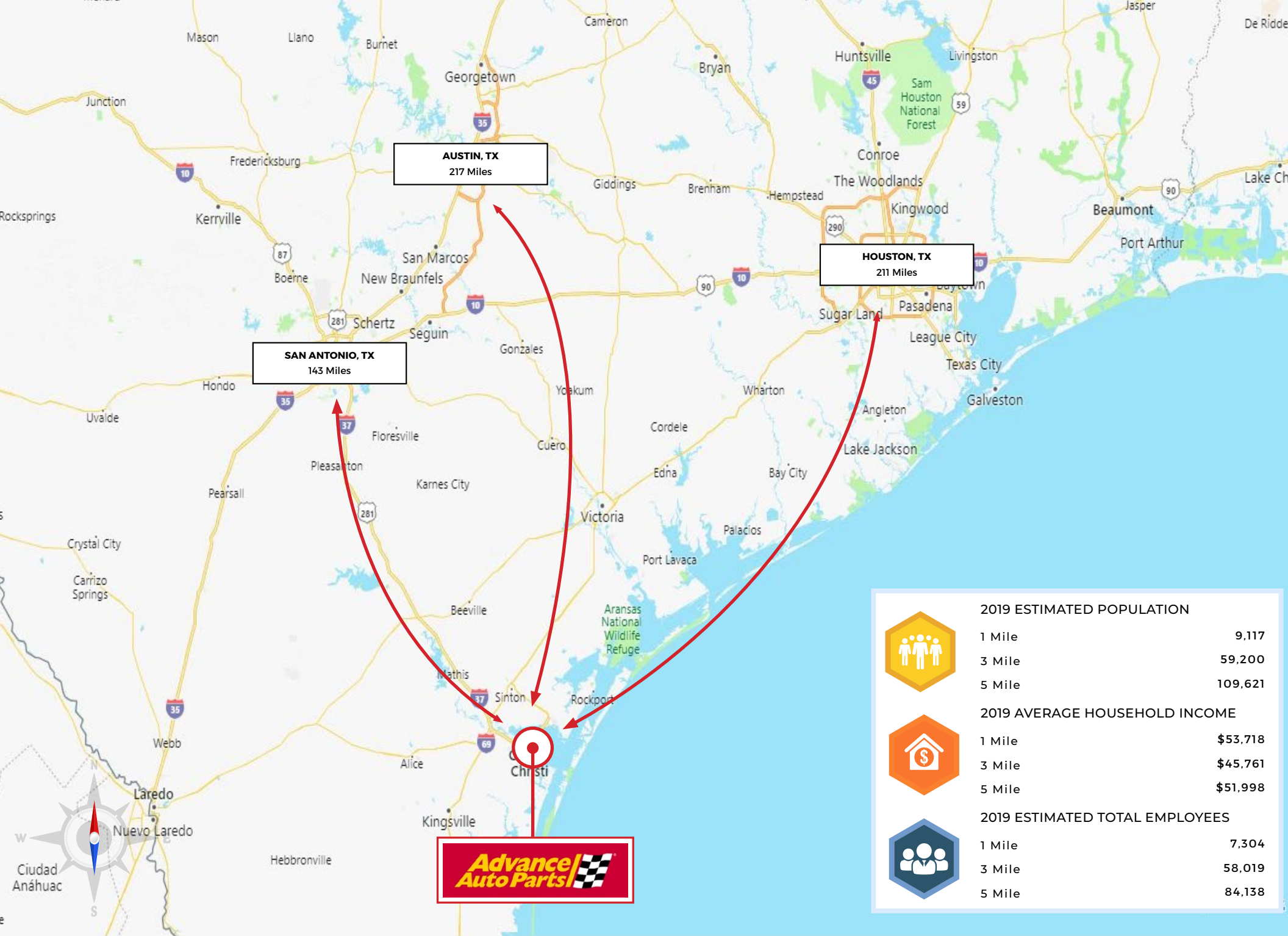
- 1-Mile Population = 9,117 Residents
- 1-Mile Average Household Income = \$53,718
- 3-Mile Population = 59,200 Residents
- 3-Mile Average Household Income = \$45,761
- 5-Mile Population = 109,621 Residents
- 5-Mile Average Household Income = \$51,998

TENANT:

- Advance Auto Parts (NYSE: AAP)
- Features Strong Investment Grade Credit (BBB) by Standard & Poor's
- 4,819 Stores Located in 49 States as of July 11, 2020
- Market Cap of \$10.81 Billion as of August 2020
- Ranked #326 on the Fortune 500 List










AUSTIN, TX
217 Miles

HOUSTON, TX
211 Miles

SAN ANTONIO, TX
143 Miles



2019 ESTIMATED POPULATION		
	1 Mile	9,117
	3 Mile	59,200
	5 Mile	109,621
2019 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$53,718
	3 Mile	\$45,761
	5 Mile	\$51,998
2019 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	7,304
	3 Mile	58,019
	5 Mile	84,138

AREA OVERVIEW



CORPUS CHRISTI, TEXAS

Corpus Christi, county seat of Nueces County, is a city located on the southern coast of Texas. One of the largest cities in the state, Corpus Christi is a significant port city whose port is one of the nation's largest and is also the deepest inshore on the Gulf of Mexico. Situated about 140 miles southeast of San Antonio, the city is serviced by U.S. Route 77 and 181; and Texas State Highways 35, 44, and 358. The city is home to the Naval Air Station Corpus Christi and to several institutions of higher learning, including Del Mar College. The estimated population as of July 2015 was 324,074.

The geographic location of the city on the Gulf of Mexico and the Gulf Intercoastal Waterway gives it one of the most strategic locations in the Southwest and has been important to its economic development. The Corpus Christi region has a varied manufacturing and industrial base. Major industries with headquarters or divisions located within the City's boundaries, or in close proximity, include industrial, petrochemical, construction, convenience store, banking, and financial services.

Corpus Christi continues to be a favorite vacation spot for visitors and is the fifth most popular tourist destination in Texas according to the Office of the Governor's Economic Development, and Tourism Division. The number one reason visitors flock to the area has always been to enjoy miles of beaches along Mustang and Padre Islands, the longest natural barrier island fronting on the Gulf of Mexico. The opposite side of the barrier island provides a shoreline for Corpus Christi Bay, the Laguna Madre, and the various bays and bayous north of the Coastal Bend which are ideal for outdoor recreation.

Tourist facilities located within the City include: a multi-purpose arena, convention center, and theater at the American Bank Center, Whataburger Field - home to the Corpus Christi Hooks, the Double-A affiliate of the Houston Astros, Hurricane Alley Waterpark, the Texas State Aquarium, the USS Lexington Museum, the Museum of Science and History, the Art Museum of South Texas, the Multicultural Center/Heritage Park complex, the Congressman Solomon Ortiz International Center, and Concrete Street Amphitheater. The Corpus Christi Municipal Marina, one of the city's prime focal points, is on Corpus Christi Bay protected from the Gulf of Mexico by sandy barrier islands off the Texas Coast.

The closest major airport to Corpus Christi, Texas is Corpus Christi International Airport. This airport is 9 miles from the center of Corpus Christi, TX.

Corpus Christi is home to several institutions of higher learning: Texas A&M University-Corpus Christi, Del Mar College, Saint Leo University-Corpus Christi and numerous vocational schools, including Southern Careers Institute, South Texas Vo-Tech, Career Centers of Texas-Corpus Christi, and Vogue Cosmetology School. The city is also home to the South Texas School of Christian Studies located on Ward Island alongside Texas A&M-Corpus Christi.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2019 Population	9,117	59,200	109,621
2024 Projected Population	9,534	62,166	113,427
2010 Population	9,061	56,550	106,727
Annual Growth Rate: 2019 to 2024	0.91%	1.00%	0.69%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2019 Households	3,185	21,149	39,783
2024 Households	3,377	22,585	41,803
2010 Households	3,038	19,497	37,284
Annual Growth Rate: 2019 to 2024	1.21%	1.36%	1.02%
Average Household Size	2.84	2.63	2.66



INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$53,718	\$45,761	\$51,998
Median Household Income	\$48,636	\$37,991	\$43,374
Per Capita Income	\$18,823	\$17,081	\$19,311



HOUSING	1 MILE	3 MILE	5 MILE
2019 Housing Units	3,185	21,149	39,783
2019 Owner-Occupied Units	1,894	10,221	21,851
2019 Renter Occupied Housing Units	1,291	10,928	17,932



PLACE OF WORK	1 MILE	3 MILE	5 MILE
2019 Businesses	505	3,979	6,026
2019 Employees	7,304	58,019	84,138

TENANT OVERVIEW



STOCK
AAP



CREDIT RATING
BBB (S&P)



MARKET CAP
\$10.81 Billion



FORTUNE 500
#326



YEAR FOUNDED
1929



HEADQUARTERS
Raleigh, North Carolina



STORES
4,819

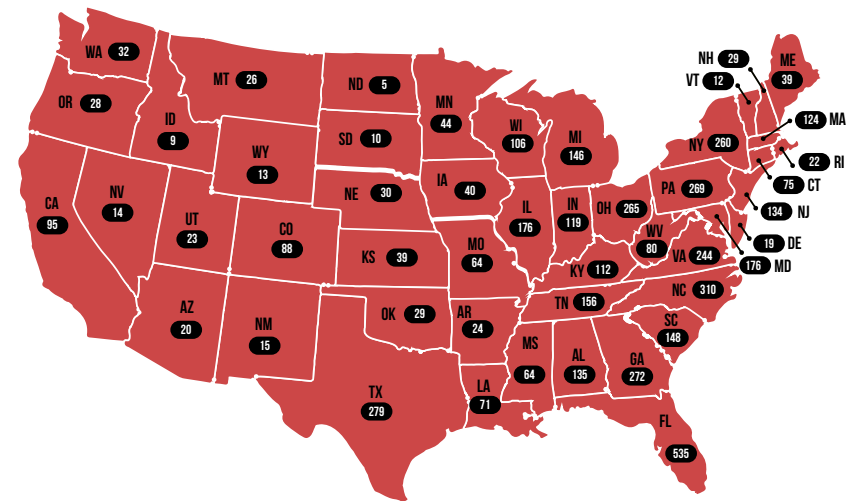


NO. EMPLOYEES
67,000

ABOUT

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of July 11, 2020, Advance operated 4,819 total stores and 167 branches primarily under the trade names "Advance Auto Parts," "Autopart International," "Carquest" and "Worldpac." The Company also serves 1,262 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos, and British Virgin Islands. Advance Auto Parts, Inc. was founded in 1929 and is headquartered in Roanoke, Virginia.

4,819 STORES | **IN 49 STATES** | AS OF 07/11/2020 | ● STORES



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Advance Auto Parts located at 3780 Leopard Street, Corpus Christi, TX 78408 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



S SCHUCHERT
RETAIL GROUP

**EXCLUSIVELY
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Broker of Record
TX License #9004477



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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